

**Fill in this information to identify the case:**

Debtor name David Velasquez Realty LLC

United States Bankruptcy Court for the: NORTHERN DISTRICT OF TEXAS

Case number (if known) 24-20329-rlj

☒ Check if this is an amended filing

## Official Form 207

**Statement of Financial Affairs for Non-Individuals Filing for Bankruptcy**

04/22

The debtor must answer every question. If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and case number (if known).

**Part 1: Income****1. Gross revenue from business**

☐ None

Identify the beginning and ending dates of the debtor's fiscal year, which may be a calendar year

Sources of revenue  
Check all that apply.

Gross revenue  
(before deductions and exclusions)

From the beginning of the fiscal year to filing date:

From 01/01/2024 to MM/DD/YYYY

Filing date

☒ Operating a business  
☐ Other \_\_\_\_\_

\$830,650.76

For prior year:

From 01/01/2023 to MM/DD/YYYY

12/31/2023  
MM/DD/YYYY

☒ Operating a business  
☐ Other \_\_\_\_\_

\$761,249.04

For the year before that:

From 01/01/2022 to MM/DD/YYYY

12/31/2022  
MM/DD/YYYY

☒ Operating a business  
☐ Other \_\_\_\_\_

\$459,440.00

**2. Non-business revenue**

Include revenue regardless of whether that revenue is taxable. *Non-business income* may include interest, dividends, money collected from lawsuits, and royalties. List each source and the gross revenue for each separately. Do not include revenue listed in line 1.

☒ None

**Part 2: List Certain Transfers Made Before Filing for Bankruptcy****3. Certain payments or transfers to creditors within 90 days before filing this case**

List payments or transfers—including expense reimbursements—to any creditor, other than regular employee compensation, within 90 days before filing this case unless the aggregate value of all property transferred to that creditor is less than \$7,575. (This amount may be adjusted on 4/01/25 and every 3 years after that with respect to cases filed on or after the date of adjustment.)

☐ None

Creditor's name and address

Dates

Total amount or value

Reasons for payment or transfer  
Check all that apply

**3.1. TO BE PROVIDED**

Creditor's name

Street

City

State

ZIP Code

☐ Secured debt  
☐ Unsecured loan repayments  
☐ Suppliers or vendors  
☐ Services  
☐ Other \_\_\_\_\_

**4. Payments or other transfers of property made within 1 year before filing this case that benefited any insider**

List payments or transfers, including expense reimbursements, made within 1 year before filing this case on debts owed to an insider or guaranteed or co-signed by an insider unless the aggregate value of all property transferred to or for the benefit of the insider is less than \$7,575. (This amount may be adjusted on 4/01/25 and every 3 years after that with respect to cases filed on or after the date of adjustment.) Do not include any payments listed in line 3. Insiders include officers, directors, and anyone in control of a corporate debtor and their relatives; general partners of a partnership debtor and their relatives; affiliates of the debtor and insiders of such affiliates; and any managing agent of the debtor. 11 U.S.C. § 101(31).

☐ None

Insider's name and address	Dates	Total amount or value	Reasons for payment or transfer
4.1. <u>David Velasquez</u> Insider's name <u>3709 Harmony</u> Street  <u>Amarillo</u> <u>TX</u> <u>79109</u> City State ZIP Code	<u>Last 12</u> months	<u>\$9,000.00</u>	<u>Commission for sale of 2716</u> <u>Nebraska</u>
Relationship to debtor <u>Owner</u>			

**5. Repossessions, foreclosures, and returns**

List all property of the debtor that was obtained by a creditor within 1 year before filing this case, including property repossessed by a creditor, sold at a foreclosure sale, transferred by a deed in lieu of foreclosure, or returned to the seller. Do not include property listed in line 6.

☒ None

**6. Setoffs**

List any creditor, including a bank or financial institution, that within 90 days before filing this case set off or otherwise took anything from an account of the debtor without permission or refused to make a payment at the debtor's direction from an account of the debtor because the debtor owed a debt.

☒ None

**Part 3: Legal Actions or Assignments**

**7. Legal actions, administrative proceedings, court actions, executions, attachments, or governmental audits**

List the legal actions, proceedings, investigations, arbitrations, mediations, and audits by federal or state agencies in which the debtor was involved in any capacity--within 1 year before filing this case.

☐ None

Case title	Nature of case	Court or agency's name and address	Status of case
7.1. <u>American State Bank v.</u> <u>David Velasquez Realty LLC,</u> <u>et al</u>		<u>Smith County District Court</u> Name  Street  City State ZIP Code	<input checked="" type="checkbox"/> Pending <input type="checkbox"/> On appeal <input type="checkbox"/> Concluded
Case number <u>24-3140-C</u>			

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**8. Assignments and receivership**

List any property in the hands of an assignee for the benefit of creditors during the 120 days before filing this case and any property in the hands of a receiver, custodian, or other court-appointed officer within 1 year before filing this case.

☒ None

**Part 4: Certain Gifts and Charitable Contributions**

**9. List all gifts or charitable contributions the debtor gave to a recipient within 2 years before filing this case unless the aggregate value of the gifts to that recipient is less than \$1,000**

☐ None

Recipient's name and address	Description of the gifts or contributions	Dates given	Value
9.1. <b>Hillside Christian Church</b> Recipient's name <b>6100 S. Soncy rd.</b> Street <b>Suite 500</b>  <b>Amarillo TX 79119</b> City State ZIP Code  Recipient's relationship to debtor	Cash	5/1/2024	<u>\$8,000.00</u>

**Part 5: Certain Losses**

**10. All losses from fire, theft, or other casualty within 1 year before filing this case.**

☒ None

**Part 6: Certain Payments or Transfers**

**11. Payments related to bankruptcy**

List any payments of money or other transfers of property made by the debtor or person acting on behalf of the debtor within 1 year before the filing of this case to another person or entity, including attorneys, that the debtor consulted about debt consolidation or restructuring, seeking bankruptcy relief, or filing a bankruptcy case.

☐ None

Who was paid or who received the transfer?	If not money, describe any property transferred	Dates	Total amount or value
11.1. <b>Joyce W. Lindauer Attorney, PLLC</b> Address <b>1412 Main Street</b> Street <b>Suite 500</b>  <b>Dallas TX 75202</b> City State ZIP Code  Email or website address  Who made the payment, if not debtor?	Included the filing fee of \$1,738.00	October 2024	<u>\$31,738.00</u>

**12. Self-settled trusts of which the debtor is a beneficiary**

List any payments or transfers of property made by the debtor or a person acting on behalf of the debtor within 10 years before the filing of this case to a self-settled trust or similar device.

Do not include transfers already listed on this statement.

☒ None

**13. Transfers not already listed on this statement**

List any transfers of money or other property--by sale, trade, or any other means--made by the debtor or a person acting on behalf of the debtor within 2 years before the filing of this case to another person, other than property transferred in the ordinary course of business or financial affairs. Include both outright transfers and transfers made as security. Do not include gifts or transfers previously listed on this statement.

☐ None

	Who received transfer?	Description of property transferred or payments received or debts paid in exchange	Date transfer was made	Total amount or value
13.1.	<u>Elijah Slaydon and Katelyn Skrdlant</u> Address <u>3301 SW 58th Ave.</u> <small>Street</small> <u>Apartment 5102</u> <u>Amarillo</u> <u>TX</u> <u>79119</u> <small>City State ZIP Code</small>	<u>Purchased 2716 Nebraska St.,</u> <u>Amarillo, TX 79106</u>	<u>10/24/2024</u>	<u>\$180,000.00</u>
	Relationship to debtor _____			
	Who received transfer?	Description of property transferred or payments received or debts paid in exchange	Date transfer was made	Total amount or value
13.2.	<u>Andres Flores</u> Address <u>303 N. Adams St.</u> <small>Street</small> <u>Amarillo</u> <u>TX</u> <u>79107</u> <small>City State ZIP Code</small>	<u>Purchased 3807 S. Taylor St.,</u> <u>Amarillo, TX 79110</u>	<u>10/23/2024</u>	<u>\$125,000.00</u>
	Relationship to debtor _____			
	Who received transfer?	Description of property transferred or payments received or debts paid in exchange	Date transfer was made	Total amount or value
13.3.	<u>Randy Scott</u> Address <u>4312 S. Hayden St.</u> <small>Street</small> <u>Amarillo</u> <u>TX</u> <u>79110</u> <small>City State ZIP Code</small>	<u>Purchase of 1319 S. Travis St.,</u> <u>Amarillo, TX 79102</u>	<u>8/1/2024</u>	<u>\$320,000.00</u>
	Relationship to debtor <u>None</u>			

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	Who received transfer?	Description of property transferred or payments received or debts paid in exchange	Date transfer was made	Total amount or value
13.4.	<u>Selina Short</u>	<u>Purchase of 2205 Troveta Drive, Amarillo, TX 79110</u>	<u>4/30/2024</u>	<u>\$220,000.00</u>

Address

2205 Troveta Dr.

Street

Amarillo

City

TX

State

79110

ZIP Code

Relationship to debtor

Who received transfer?

Description of property transferred or payments received or debts paid in exchange

Date transfer was made

Total amount or value

13.5.	<u>Ruben and Sarah Elizabeth Flores</u>	<u>Purchase of 1507 Bell St., Amarillo, TX 79106</u>	<u>4/13/2023</u>	<u>\$175,000.00</u>
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Address

1612 Lariat Drive

Street

Amarillo

City

TX

State

79111

ZIP Code

Relationship to debtor

## Part 7: Previous Locations

### 14. Previous addresses

List all previous addresses used by the debtor within 3 years before filing this case and the dates the addresses were used.

☒ Does not apply

## Part 8: Health Care Bankruptcies

### 15. Health Care bankruptcies

Is the debtor primarily engaged in offering services and facilities for:

- ☐ diagnosing or treating injury, deformity, or disease, or
- ☐ providing any surgical, psychiatric, drug treatment, or obstetric care?

☒ No. Go to Part 9.

☐ Yes. Fill in the information below.

## Part 9: Personally Identifiable Information

### 16. Does the debtor collect and retain personally identifiable information of customers?

☒ No.

☐ Yes. State the nature of the information collected and retained \_\_\_\_\_

Does the debtor have a privacy policy about that information?

☐ No.

☐ Yes.

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**17. Within 6 years before filing this case, have any employees of the debtor been participants in any ERISA, 401(k), 403(b) or other pension or profit-sharing plan made available by the debtor as an employee benefit?**

- ☒ No. Go to Part 10.
- ☐ Yes. Does the debtor serve as plan administrator?
- ☐ No. Go to Part 10.
- ☐ Yes. Fill in below:

## **Part 10: Certain Financial Accounts, Safe Deposit Boxes, and Storage Units**

### **18. Closed financial accounts**

Within 1 year before filing this case, were any financial accounts or instruments held in the debtor's name, or for the debtor's benefit, closed, sold, moved, or transferred?

Include checking, savings, money market, or other financial accounts, certificates of deposit, and shares in banks, credit unions, brokerage houses, cooperatives, associations, and other financial institutions.

☒ None

### **19. Safe deposit boxes**

List any safe deposit box or other depository for securities, cash, or other valuables the debtor now has or did have within 1 year before filing this case.

☒ None

### **20. Off-premises storage**

List any property kept in storage units or warehouses within 1 year before filing this case. Do not include facilities that are in a part of a building in which the debtor does business.

☒ None

## **Part 11: Property the Debtor Holds or Controls That the Debtor Does Not Own**

### **21. Property held for another**

List any property that the debtor holds or controls that another entity owns. Include any property borrowed from, being stored for, or held in trust. Do not list leased or rented property.

☒ None

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## Part 12: Details About Environmental Information

For the purpose of Part 12, the following definitions apply:

- **Environmental law** means any statute or governmental regulation that concerns pollution, contamination, or hazardous material, regardless of the medium affected (air, land, water, or any other medium).
- **Site** means any location, facility, or property, including disposal sites, that the debtor now owns, operates, or utilizes or that the debtor formerly owned, operated, or utilized.
- **Hazardous material** means anything that an environmental law defines as hazardous or toxic, or describes as a pollutant, contaminant, or a similarly harmful substance.

Report all notices, releases, and proceedings known, regardless of when they occurred.

**22. Has the debtor been a party in any judicial or administrative proceeding under any environmental law?**

Include settlements and orders.

- ☒ No  
☐ Yes. Provide details below.

**23. Has any governmental unit otherwise notified the debtor that the debtor may be liable or potentially liable under or in violation of an environmental law?**

- ☒ No  
☐ Yes. Provide details below.

**24. Has the debtor notified any governmental unit of any release of hazardous material?**

- ☒ No  
☐ Yes. Provide details below.

## Part 13: Details About the Debtor's Business or Connections to Any Business

**25. Other businesses in which the debtor has or has had an interest**

List any business for which the debtor was an owner, partner, member, or otherwise a person in control within 6 years before filing this case. Include this information even if already listed in the Schedules.

- ☒ None

**26. Books, records, and financial statements**

26a. List all accountants and bookkeepers who maintained the debtor's books and records within 2 years before filing this case.

- ☐ None

Name and address		Dates of service	
26a.1.	<b>Brandon Mansfield, CPA</b> Name <b>Alford &amp; Mansfield, PLLC</b> Street <b>6017 SW 45th Ave., Suite A</b>  <b>Amarillo</b> TX <b>79109</b> City State ZIP Code	From	To
		<b>2018</b>	<b>Present</b>
26a.2.	<b>Jodi Church</b> Name <b>7717 Reward Pl.</b> Street  <b>Amarillo</b> TX <b>79119</b> City State ZIP Code	From	To
		<b>1/1/2024</b>	<b>Present</b>

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26b. List all firms or individuals who have audited, compiled, or reviewed debtor's books of account and records or prepared a financial statement within 2 years before filing this case.

☒ None

26c. List all firms or individuals who were in possession of the debtor's books of account and records when this case is filed.

☐ None

Name and address

If any books of account and records are unavailable, explain why

26c.1. **Brandon Mansfield, CPA**

Name

**Alford & Mansfield, PLLC**

Street

**6017 SW 45th Ave., Suite A**

**Amarillo**

**TX**

**79109**

City

State

ZIP Code

26d. List all financial institutions, creditors, and other parties, including mercantile and trade agencies, to whom the debtor issued a financial statement within 2 years before filing this case.

☐ None

Name and address

26d.1. **Happy State Bank**

Name

**Attn: Nathan Allison**

Street

**3423 Soncy Rd.**

**Amarillo**

**TX**

**79119**

City

State

ZIP Code

Name and address

26d.2. **American State Bank**

Name

**Attn: Joe Denman, VP Commercial Lender**

Street

**5202 Old Jacksonville Hwy.**

**Tyler**

**TX**

**75703**

City

State

ZIP Code

## 27. Inventories

Have any inventories of the debtor's property been taken within 2 years before filing this case?

☒ No.

☐ Yes. Give the details about the two most recent inventories.

28. List the debtor's officers, directors, managing members, general partners, members in control, controlling shareholders, or other people in control of the debtor at the time of the filing of this case.

Name	Address	Position and nature of any interest	% of interest, if any
<b>David Velasquez</b>	<b>3709 Harmony Amarillo, TX 79109</b>	<b>President</b>	<b>100%</b>

29. Within 1 year before the filing of this case, did the debtor have officers, directors, managing members, general partners, members in control of the debtor, or shareholders in control of the debtor who no longer hold these positions?

☒ No

☐ Yes. Identify below.

Name	Address	Position and nature of any interest	Period during which position or interest was held
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**30. Payments, distributions, or withdrawals credited or given to insiders**

Within 1 year before filing this case, did the debtor provide an insider with value in any form, including salary, other compensation, draws, bonuses, loans, credits on loans, stock redemptions, and options exercised?

- ☒ No  
☐ Yes. Identify below.

**31. Within 6 years before filing this case, has the debtor been a member of any consolidated group for tax purposes?**

- ☒ No  
☐ Yes. Identify below.

**32. Within 6 years before filing this case, has the debtor as an employer been responsible for contributing to a pension fund?**

- ☒ No  
☐ Yes. Identify below.

**Part 14: Signature and Declaration**

**WARNING** -- Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both.  
18 U.S.C. §§ 152, 1341, 1519, and 3571.

I have examined the information in this *Statement of Financial Affairs* and any attachments and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on 01/17/2025  
MM / DD / YYYY

**X** /s/ David Velasquez Printed name David Velasquez  
Signature of individual signing on behalf of the debtor  
Position or relationship to debtor Owner

**Are additional pages to *Statement of Financial Affairs for Non-Individuals Filing for Bankruptcy* (Official Form 207) attached?**

- ☒ No  
☐ Yes